

A-25900

2107

-WARRANTY DEED- Vol. 75 Page 7175

EARL H. CAHOON and CHARLOTTE N. CAHOON, husband and wife, Grantors,
conveys to ROBERT K. SHOEMAKER, Grantee, all that real property situate
in the County of Klamath, State of Oregon, described as follows:

A parcel of land located in the SW 1/4 NW 1/4 of Section 16,
Township 39 South, Range 9 East of the Willamette Meridian, more
particularly described as follows: Beginning at an iron pin sit-
uated on the Southeasterly right-of-way of the Old Midland Road,
said point located South a distance of 1795.5 feet, and South
77°15' East a distance of 168.0 feet from the Northwest corner
of said Section 16; thence South 49°45' East a distance of
170.0 feet to an iron pin; thence South 2°55' East a distance
of 166.9 feet, more or less, to an iron pin on the Northerly
right-of-way of the U.S.B.R. A-3-1 (F16) canal; thence North-
easterly along the Northerly right-of-way of said canal to the
intersection of the Westerly right-of-way of the U.S.B.R. A-3
canal; thence Northwesterly along the Westerly right-of-way of
said canal to the intersection with the Southeasterly right-of-
way of the Old Midland Road; thence Southwesterly along the
Southeasterly right-of-way of said road to the point of be-
ginning.

SUBJECT TO: That certain Mortgage, including the terms and
provisions thereof, executed by Earl H. Cahoon and Charlotte
N. Cahoon, husband and wife, to the State of Oregon, repre-
sented and acting by the Director of Veterans Affairs, dated
April 5, 1974, recorded April 8, 1974, in Volume M74 page
4235, Microfilm records of Klamath County, Oregon, to secure
the payment of a promissory note dated April 5, 1974, in the
amount of \$21,470.00, which Mortgage, Grantee herein assumes
and agrees to pay.

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; rules, re-
gulations, liens and assessments of water users and sanitation districts;
and will warrant and defend the same against all persons who may law-
fully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty
Seven Thousand Nine Hundred and No/100ths (\$27,900.00) DOLLARS.

DATED this 23 day of June, 1975.

STATE OF OREGON

County of Klamath

ss.

June 23, 1975.

Personally appeared the above-named EARL H. CAHOON and CHARLOTTE
N. CAHOON, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-75

WILLIAM P. BRANDENBURG
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Until a change is requested, all tax statements
shall be mailed to the following address:

Dept. of Vet. Aff. Salem, Oregon 97310

After recording return to Robert Shoemaker 161 A Old Midland Rd
K. Falls.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 24th day of June, A.D. 19 75 at 4:00 o'clock P.M. and duly recorded in

Vol. M 75, of DEEDS on Page 7175

USE 3 1.00

WM. D. MILNE, County Clerk

[Signature] Deputy

RECEIVED
JUN 24 1975